

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 15, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor  
Aldermen Bird, Broome, Calder,  
Linnell, Phillips, Rankin,  
Sweeney and Wilson.

ABSENT: Alderman Adams (Leave of Absence)  
Alderman Hardwick

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Eric Hamber Secondary School, under the direction of Mr. Laird.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Phillips,  
SECONDED by Alderman Linnell,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 8, 1972, be adopted, after a change to the resolution on Page 2, re 1972 Assessment Roll, in order to clarify the intent. The resolution, therefore, is to be changed to read as follows:

"MOVED by Alderman Phillips,

THAT the Council appeal again to the Provincial government to eliminate the 10% limitation on assessments for school purposes, in respect of industrial, commercial, apartment, \*and vacant lands, \*as well as residential lands which have been rezoned, and the Board of Administration be requested to prepare, for Council's information, a report similar to the Board report dated May 3, 1971, being a statement of the effect of government action in this matter.

FURTHER, THAT the U.B.C.M. be so informed, as well as its various member municipalities."

\* Changes made.

- CARRIED.

Regular Council, February 15, 1972 . . . . . 2

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,  
SECONDED by Alderman Wilson,  
    THAT the Council resolve itself into Committee of the Whole,  
His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND  
BOARD OF ADMINISTRATION AND OTHER REPORTS

Block 42/52 Development

The Board of Administration, under date of February 9, 1972, submitted a report regarding the Block 42/52 Development, particularly in respect of design of the IBM Tower, changes in design, and pedestrian ground levels. Representatives of the developer, architects and construction company were present, and explanations were given by one of the architects and the developer.

MOVED by Alderman Phillips,  
    THAT the Council, through the Corporation Counsel and the Director of Planning and Civic Development, make representations to the developer to seek:

- a. improved pedestrian interest on the Granville Street and Howe Street facades particularly, i.e.:
  - i. more retail continuity, including variety of small stores
  - ii. more amenity in terms of arcades adding to the sidewalk space and interest;
- b. improved internal mall size and interrelation between Georgia and Dunsmuir Street mall levels;
- c. improvements in design to ensure that Phase I of the Block 42 development has an architectural cohesion pending development of later stages;
- d. satisfactory treatment of core structure roof;

and report back to the Council the result of these discussions, and in regard to the City's position in these matters as per the prevailing agreement.

- CARRIED.

REPORT REFERENCE

Medical Health Officer and Director of Welfare and Re- habilitation	Interim Detoxification Unit
(Clause 2, Board of Administration report (Social) Service and Health Matters), dated February <u>11, 1972, refers.)</u>	

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration  
General Report, February 11, 1972

Works and Utility Matters

MOVED by Alderman Broome,

THAT the report of the Board of Administration (Works and Utility Matters), dated February 11, 1972, be adopted.

- CARRIED.

Social Service and  
Health Matters

Community Care Facilities  
Licensing Act  
(Clause 1)

The Board of Administration reported, under date of February 11, 1972, as follows, in connection with the Community Care Facilities Licensing Act:

**'The Medical Health Officer reports as follows:**

"Council on November 9, 1971, resolved that "the Chairman of the Standing Committee on Health and Welfare make direct representations to the Minister of Health Services on this matter". On December 3, 1971, Alderman Linnell, accompanied by the Director of Welfare Services and the Medical Health Officer, presented the City's problems to Mr. Loffmark.

On January 14, 1972, a reply was received from the Deputy Minister of Health directed to the Medical Health Officer. (This letter is appended). The Minister appears to be offering the service of two half-time nurses, the temporary service for one year of the remaining Vancouver-based staff member of the Community Care Facilities Licensing Board. No offer of clerical services was made, and no reference was made to proposed changes in the Act which would clarify the uncertainty of inspectional responsibility and staffing.

In the report to Council dated November 9, 1971, the Director of Welfare Services and the Medical Health Officer recommended that a minimal program must at least include the equivalent of two professional and one clerical person.

Alderman Linnell has replied to the Minister of Health (see attached letter). Your attention is drawn to the last paragraph of this letter wherein Alderman Linnell indicated that the matter must again be submitted to Council for consideration."

Your Board submits the above report for Council CONSIDERATION.'

MOVED by Alderman Linnell,

That the Council accept the arrangement proposed and referred to particularly in her communication to the Minister of Health Services and Hospital Insurance, under date of February 3, 1972.

(Referred)

MOVED by Alderman Broome,

THAT the foregoing motion of Alderman Linnell be referred back to the Board of Administration for further report, having in mind the financial and legal implications.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and  
Health Matters (continued)

Interim Detoxification Unit  
115 East Cordova Street  
(Clause 2)

MOVED by Alderman Broome,  
THAT this clause of the Board of Administration report (Social Service and Health Matters), dated February 11, 1972, be received for information.

- CARRIED.

-----

Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council subsequently recessed to reconvene in open session at 2:00 p.m.

-----

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor  
Aldermen Bird, Broome, Calder, Linnell, Phillips,  
Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)  
Alderman Hardwick

BOARD OF ADMINISTRATION AND OTHER REPORTS (CONT'D)

General Report, February 11 (cont'd)

Harbours and Parks Matters

Maintenance of Thornton Park

In connection with the matter of maintenance of Thornton Park, raised by the Burlington Northern Inc. and referred to in the report of the Board of Administration (Harbours and Parks matters), dated February 11, 1972, it was,

MOVED by Ald. Bird,  
THAT this clause be received. (amended)

MOVED by Ald. Wilson, in amendment,  
THAT the following words be added to the motion of Alderman Bird:  
  
'and that no action be taken to approve the request of the Company at this time'.  
  
- CARRIED

The motion as amended, and reading as follows, was put and CARRIED:

"THAT this clause be received and that no action be taken to approve the request of the Company at this time".

Regular Council, February 15, 1972 . . . . . 5

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Basement Unit:  
2938 Fraser Street (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Fairview Corporation (British Columbia)  
Limited and Block 42 Undersurface Lease  
(Clause 4)

MOVED by Ald. Linnell  
THAT consideration of this clause be tabled pending receipt of a Board report on the parking situation re Blocks 52 and 42, as referred to in Downtown Parking Corporation letter dated February 8, 1972, which the Alderman has referred to the Board of Administration.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Bird,  
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated February 11, 1972, Clauses 1, and 5 be adopted and Clause 3 received for information.

- CARRIED

Finance Matters

Financial Assistance re Annual Meeting:  
Canadian Figure Skating Association  
(Clause 3)

The Council considered a request from Mrs. Yvonne Busch and Mrs. E. Mar for financial assistance in regard to the annual meeting of the Canadian Figure Skating Association to be held in Vancouver, May 11th to 14th, 1972.

After due consideration no action was taken to approve this request.

U.B.C.M. Services (Clause 4)

In respect of additional U.B.C.M. Services, referred to in this Clause, it was,

MOVED by Ald. Bird,  
THAT the Union of British Columbia Municipalities be advised that the City of Vancouver does not require the additional U.B.C.M. services proposed.

- CARRIED

Metropolitan Ambulance Services Ltd:  
Contract (Clause 5)

MOVED by Ald. Rankin,  
THAT the recommendations in this clause be approved and no further action be taken at this time in respect of change in the City ambulance rate structure.

(Alderman Linnell recorded in the negative)

- CARRIED

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Metropolitan Ambulance Services Ltd.  
Contract (cont'd)

MOVED by Ald. Broome, in amendment,

THAT the recommendations in this clause be approved and the various City ambulance rates be increased by \$5.00, with the exception of morgue services which be increased from \$12.00 to \$15.00;

FURTHER THAT the proposed increases be subject to approval of the Provincial Government as necessary.

- LOST

(The amendment of Alderman Broome was put and LOST.)

(The motion of Alderman Rankin was put and CARRIED.)

Balance of Finance Matters

MOVED by Ald. Sweeney,

THAT Clauses 1, 2 and 6 of the report of the Board of Administration (Finance matters), dated February 11, 1972, be adopted.

- CARRIED

B. Property Matters

MOVED by Ald. Broome,

THAT, in respect of the report of the Board of Administration (Property matters), dated February 11, 1972, Clauses 1, 2, 3 and 5 be adopted and Clause 4 received for information.

- CARRIED

C. Alterations to Existing Gasoline  
Service Stations (Texaco Canada Ltd.  
and Gulf Oil of Canada Limited)

MOVED by Ald. Calder,

THAT development permit applications referred to in report of the Director of Planning and Civic Development, submitted by the Board of Administration under date of February 9, 1972, in respect of Texaco Canada Ltd. and Gulf Oil of Canada Ltd., be approved, subject to the various conditions which pertain in each case, as referred to in the Director of Planning and Civic Development's report.

- CARRIED

E. Probation Services:  
Reorganization

The Board of Administration, under date of February 11, 1972, submitted the following report:

"City Council at its meeting on July 27th, 1971 approved a report dealing with the reorganization of the Provincial Courts Department.

Prior to adoption of that report, the Provincial Courts (Family Division) were the responsibility of the Chief Probation Officer. City Council by its action of July 27th, 1971 combined all Provincial Courts in the City of Vancouver (Criminal, Traffic and Family Division) in to one Department under the control of the District Judge, with a City Department Head responsible to him for the effectiveness of the operation, and maintenance of the level of service.

The changes in the administration of the Provincial Courts (Family Division) have been completed: the Chief Probation Officer now has no further responsibility in the matter.

cont'd...

Regular Council, February 15, 1972 . . . . . 7

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Probation Services:  
Reorganization (cont'd)

Mr. G.C. Stevens, formerly the Chief Probation Officer, retired from City service effective May 31st, 1971 and since that date Mr. J. Gillis has been acting as Chief Probation Officer.

At the request of your Board, the Acting Director of Personnel Services has reviewed the class specification of the Chief Probation Officer and the class specifications of the Assistant Chief Probation Officers. His report is included below.

The Administrative Analyst has reviewed the organization, and recommends that the Department be organized as shown in the attached chart, and in addition that the name of the Department be changed to 'Probation Services Department'.

He recommends that the Probation service, formerly supervised by two Assistant Chief Probation Officers (one for the Family Division, and one for the Juvenile Division) be supervised by one Assistant Chief Probation Officer. The staff establishment recommended, therefore, is forty-four (44), a reduction of one position from that now authorized.

The Acting Director of Personnel Services reports as follows:

'One Position - Chief Probation Officer

As illustrated above, the position of Chief Probation Officer no longer carries the responsibility of Court Clerk for the Provincial Court of B.C. (Family Division). All other responsibilities attached to the position, that is, responsibility for probation services including the Juvenile Detention Home, will basically remain unaltered although obviously the incumbent will have proportionately greater time to devote to them.

Accordingly, I have revised Class Specification No. 311, "Chief Probation Officer" deleting reference to Court Clerk responsibilities and introducing other minor editorial refinements. Effective January 1, 1970, this position was upgraded from Pay Grade 36 to 37 based on the recommendation of Woods, Gordon and Company. In recognition of the decrease in responsibility noted above, I recommend that this position be reduced back to Pay Grade 36 effective when adopted. This position will remain excluded from the collective agreement.

Two Positions - Assistant Chief Probation Officer

The Administrative Analyst's recommendation is to abolish the two positions of Assistant Chief Probation Officer, one position being responsible for juvenile and the other for family probation matters, and to establish one new Assistant Chief Probation Officer position encompassing both elements.

The incumbent of this position will function at the Division Head level (Family and Juvenile Services Division) and will be generally responsible for the following: (1) Assisting the Chief Probation Officer in the overall development and management of the probation program (N.B. does not include responsibilities in connection with the Juvenile Detention Home), (2) Reviewing the developing of new or improved methods or procedures, forms and training programs, (3) Authorizing release of juveniles from custody prior to legal disposition (this requires that the incumbent be commissioned as a Justice of the Peace), and (4) Meeting with judges and prosecutors regarding policies and procedures and the interpretation of new or proposed legislation.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Probation Services:  
Reorganization (cont'd)

The classification of Assistant Chief Probation Officer is currently rated at Pay Grade 28, being last reviewed in 1967 when the Department was reorganized. Based on the increase in responsibility exemplified by the amalgamation under one position of the Juvenile and Family probation functions, I recommend that the new position of Assistant Chief Probation Officer be rated at Pay Grade 30 (\$1013 - 1212) effective when adopted. A revised class specification is attached.

The probationary period would be one year.

This position is to be excluded from the bargaining unit.

The positions of "Assistant Superintendent, Juvenile Detention Home" and "Probation Officer III" will be the subject of a later report.

This report has been discussed with the Acting Chief Probation Officer who concurs herein.

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Vacant (Presently filled on an Acting basis by J. Gillis)	Chief Probation Officer P.G. 37 (\$1380-1642)	Chief Probation Officer P.G. 36 (\$1321-1572)	When adopted
A. Cobbin J. Gillis	Assistant Chief Probation Officer P.G. 28 (\$1013-1104) *	Abolish	When vacant
New Position		Assistant Chief Probation Officer P.G. 30 (\$1060-1212) *	When adopted

\* Effective range under Personnel Regulation 160-1(a)(2)

1971 2nd Half Rates

Summary of Recommendations

Your Board RECOMMEND that:

- (i) upon adoption of this report the name of the Department be changed to 'Probation Services Department';
- (ii) the number of permanently established staff positions for the Probation Service and Juvenile Detention Home Department be forty-four (44), and that the organization be as illustrated under the heading 'Proposed' on the attached chart;
- (iii) the report of the Acting Director of Personnel Services be adopted;
- (iv) the present vacant position of Chief Probation Officer be advertised and posted in accordance with Council policy."

MOVED by Ald. Bird,  
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED



BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Report of the Standing Committee on  
Planning and Development, February 3, 1972

MOVED by Ald. Bird,  
THAT the report of the Standing Committee on Planning and Development dated February 3, 1972, be adopted and the Director of Planning and Civic Development and the City Engineer be requested to report back to Council, within three weeks, on the various matters contained in Clause 2 in respect of Beautification: Hastings Street, Cambie to Carrall.

- CARRIED

MOVED by Ald. Broome,  
THAT the communication from the Chairman of the Historic Area Advisory Board, forwarding a resolution that the City transfer to the Park Board, the care, custody and maintenance of Blood Alley Square for development as a Mini-Park, be received.

- CARRIED

F. Report of the Standing Committee  
on General Purposes, February 3, 1972

MOVED by Ald. Broome,  
THAT the report of the Standing Committee on General Purposes dated February 3, 1972, be adopted.

- CARRIED

G. Report of Special Committee re  
New Social Allowance Rates, February 9

MOVED by Ald. Broome,  
THAT the information filed with Council on behalf of the Special Committee re New Social Allowance Rates, and the subject of a brief to the Minister of Rehabilitation and Social Improvement setting out the City's position, and presented at a meeting held with the Minister on February 7th, be received for information.

- CARRIED

H. Report of Official Traffic Commission  
January 31, 1972

MOVED by Ald. Linnell,  
THAT the report of the Official Traffic Commission dated January 31, 1972, be adopted.

- CARRIED

I. Site No. 17:  
Champlain Heights

The Board of Administration, under date of February 9, 1972, submitted the following report:

'The Director of Planning and Civic Development and the Supervisor of Property and Insurance report as follows:

"On November 16th 1971 City Council approved a Board of Administration recommendation that Site No. 17 be awarded to Embassy Estates Limited subject to the provision of a performance bond for completion by August, 1972.

Council will recall that in Embassy's submitted letter dated November 12th, 1971, they advised that their proposal would be developed under a joint venture agreement between the Embassy Group of Companies and Bramalea-Wescorp Developments Ltd.

To date, Bramalea-Wescorp Developments Limited and Embassy Estates have:

1. made an application for a development permit; the processing of which is nearly complete;

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Site No. 17:  
Champlain Heights (cont'd)

2. prepared concurrently, building drawings for preliminary discussions with the Building Division of the Department of Permits and Licenses with a view to expediting the issuance of a Building Permit;
3. paid the City 5% of the total price of the land as a matter of good faith;
4. obtained a commitment from Central Mortgage and Housing Corporation which requires Embassy to make a start on construction by February 19th 1972. Embassy are optimistic that they will be able to maintain this tight schedule;
5. have agreed to the terms of sale, namely:
  - (a) sale price of \$457,090.00
  - (b) terms -  $\frac{1}{4}$  down, balance on or before September 30th 1972 at 9% interest
  - (c) subject to a public utility easement over the South 20 feet as per Plan LE 3522
  - (d) subject to a bulkhead agreement above grade
  - (e) date of sale to be in 90 days from date of Council's original approval (November 16th 1971) or the date of issuance of a development permit, whichever is the sooner.

The Law Department suggests that in this particular case, an option to repurchase in favour of the City would be a better remedy in the event of default, than supplying a performance bond.

It is recommended that the developers, Bramalea-Wescorp Developments Limited and Embassy Estates Limited be required to enter into a contract with the City by which they agree to complete all foundations for the housing complex by May 30th 1972 and complete construction of the housing complex before August 31st, 1972. In the event that the developers fail to complete construction to the points specified by the specified dates, the City shall have the right to repurchase the property at the original sales price.

It is suggested that such a contract and option to repurchase would ensure, as far as is reasonably possible, that the developers are financially committed to construct the housing project as agreed.

The developers have agreed to grant such an option to repurchase.

It is RECOMMENDED that City Council:

1. Approve the terms of sale for Site #17 to Bramalea-Wescorp Developments Ltd. and Embassy Estates Ltd. as outlined in this report.
2. Approve the option to repurchase along the lines outlined in this report in lieu of the provision of a performance bond."

Your Board RECOMMENDS that the joint report of the Director of Planning and Civic Development and the Supervisor of Property & Insurance be approved subject to an agreement satisfactory to the Corporation Counsel.'

MOVED by Ald. Bird,

THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Report of the Standing Committee on  
Finance, February 10, 1972

MOVED by Ald. Broome,

THAT, in respect of the report of the Standing Committee on Finance, dated February 10, 1972, Clauses 1 and 2 be adopted and Clause 3 received for information.

- CARRIED

In connection with Clause 2 of this report in respect of School Budget: Increased Costs, the City Clerk reported a petition arrangement was put into effect in his office as of Friday last and to date there is one signature.

K. National Research Council  
(Membership of Deputy City Engineer  
on Sub-Committee)

The Board of Administration, under date of February 14, 1972, submitted the following report:

' The City Engineer reports as follows:

" A sub-committee of the National Research Council is being formed to deal with engineering problems encountered in urban areas. The sub-committee will consider matters such as sand and gravel reserves, pavement design and maintenance, waste disposal, snow and ice removal, studded tires, excavations, etc. A number of representatives of universities in Canada as well as engineers from several cities have been asked to be members of the sub-committee. Mr. W. Curtis, the Deputy City Engineer, has been asked to serve on this sub-committee for three years.

The sub-committee expects to meet in Ottawa two times per year. All expenses will be paid by the National Research Council so that the only cost to the City is Mr. Curtis' time, which would amount to several days per year. Since the research work with which the Committee will deal is of particular interest to the City Engineering Department and, in fact, several studies are currently underway in this Department on related matters, the loss of several days working time will be more than compensated by information which will be gained.

I recommend that the Deputy City Engineer be permitted to serve on the sub-committee of the National Research Council for a period of three years."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

MOVED by Ald. Broome,

THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,

SECONDED by Ald. Linnell,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 4299  
BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin,  
SECONDED by Ald. Broome,  
THAT leave be given to introduce a By-law to amend By-law  
No. 4299 being the Vehicles for Hire By-law, and the By-law be read  
a first time.  
- CARRIED

MOVED by Ald. Rankin,  
SECONDED by Ald. Broome,  
THAT the By-law be read a second time.  
- CARRIED

MOVED by Ald. Rankin,  
SECONDED by Ald. Broome,  
THAT Council do resolve itself into Committee of the Whole, to  
consider and report on the By-law, His Worship the Mayor in the  
Chair.  
- CARRIED

MOVED by Ald. Rankin,  
THAT the Committee of the Whole rise and report.  
- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,  
SECONDED by Ald. Broome,  
THAT the report of the Committee of the Whole be adopted.  
- CARRIED

MOVED by Ald. Rankin,  
SECONDED by Ald. Broome,  
THAT the By-law be read a third time and the Mayor and City  
Clerk be authorized to sign same and affix thereto the Corporate  
Seal.  
- CARRIED

(The By-law received three readings)

MOTIONS

1. Centre Boulevards:  
Undergrounding Electrical Services

MOVED by Ald. Broome,  
SECONDED by Ald. Linnell,  
THAT, in view of the proposed sharing in the cost of under-  
grounding electrical services as set out in the budget proposals  
of the Minister of Finance, Council instruct the Board of Admin-  
istration to investigate the cost of undergrounding the remaining  
pole line on East 1st Avenue and on West 16th Avenue, as both of  
these streets have centre boulevards.  
- CARRIED

MOTIONS (cont'd)

2. Surplus Office Furniture for the  
Vancouver Association for the Mentally Retarded

MOVED by Ald. Wilson,  
SECONDED by Ald. Bird,

THAT WHEREAS the Vancouver Association for the Mentally Retarded are in dire need of some office furniture which will aid in organizing their administration;

AND WHEREAS the City holds in storage surplus furniture from firehalls;

THEREFORE BE IT RESOLVED that the Purchasing Agent be authorized to discuss with the Association the question of the City assisting in securing some of their requirements;

FURTHER THAT the Purchasing Agent report to the Council through the Board of Administration.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -  
Beach Park Plaza  
Development

referred to the proposed high rise apartment development at 2280 Cornwall Street, referred to as Beach Park Plaza and overlooking the Kitsilano waterfront. The Alderman expressed concern and that action should be immediately taken to review this matter, particularly with respect to prohibiting this type of development.

It was advised the Director of Planning and Civic Development will be reporting to Council on rezoning in this area.

Alderman Sweeney advised that the developer is willing to stop further action on the site pending Council's consideration of a report on the matter.

In answer to an enquiry from Alderman Bird, His Worship the Mayor advised he had informed the President of the Kitsilano Ratepayers Association that he could appear before Council next week when a report will be submitted on the subject.

Alderman Rankin -  
Army and Navy Store:  
Cordova Street

referred to the ceiling collapse in the Army and Navy store on Cordova Street and suggested that the Building Inspector be asked to check other similar buildings in the area to ensure they are structurally sound.

His Worship the Mayor so directed.

Alderman Wilson -  
Penalty: Dog Licenses

referred to a complaint received respecting failure to pay a dog license on the required date and therefore a penalty was applied. The Alderman felt the Board of Administration should review the penalty requirement as, in his view, it appeared to be excessive.

The Mayor directed the matter to the Board of Administration to look into.

Regular Council, February 15, 1972 . . . . . 14

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson -  
Urban Transportation  
Committee Meeting: CFMM

advised that the Urban Transportation Committee of the C.F.M.M. which was to meet on February 18th in Ottawa will now meet on March 7th, or 8th.

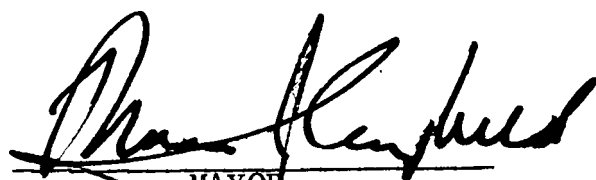
The Alderman advised that in connection with this meeting the members of Council have been asked for suggestions in order that Alderman Wilson may take these with him to the meeting.

---

The Council adjourned at approximately 2:45 P.M.

\*\*\*

The foregoing are Minutes of the Regular Council meeting dated February 15, 1972, adopted on February 22, 1972.

  
MAYOR

  
CITY CLERK

February 11th, 1972

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Storm Sewer in Lane North of Kingsway  
and East of Aberdeen Street

"At the present time, there is no storm sewer in the lane north of Kingsway and east of Aberdeen Street. In order to provide adequate drainage for the abutting properties, it is necessary to install a storm sewer.

The estimated cost of this work is \$7,500.

I RECOMMEND that \$7,500 be appropriated from Account Code 117/7904, 'Reconstruction and Relief, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Storm Sewer on Ravine Street, North of Euclid Avenue

"Ravine Street, north of Euclid Avenue, is to be paved as part of the 1972 paving program. Since there is not a City storm sewer to serve the properties abutting this street, it is necessary to install one and provide connections to these properties prior to paving.

The estimated cost of this work is \$15,000.

I RECOMMEND that \$15,000 be appropriated from Account Code 117/7903, 'Prior to Paving, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

3. Siphon from 6th Avenue at Lane West of Commercial Drive  
to 8th Avenue Interceptor

"The construction of an 'inverted siphon' along 6th Avenue from the lane west of Commercial Drive to the 8th Avenue Interceptor will allow the dry weather (sanitary) flow from an area of approximately 300 acres to the east of Commercial Drive to be directed to the Iona Treatment Plant. Sewage from this area currently discharges directly to Burrard Inlet.

This project has been approved under the Winter Works Local Initiatives Program. The estimated total cost is \$120,000 of which the Senior Government share is estimated to be \$14,000.

I RECOMMEND that \$106,000 be appropriated from Account Code 117/7905, 'Provision for Pollution Control'."

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, February 11, 1972 . . . . . (Social 1)

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Community Care Facilities Licensing Act

The Medical Health Officer reports as follows:

"Council on November 9, 1971, resolved that "the Chairman of the Standing Committee on Health and Welfare make direct representations to the Minister of Health Services on this matter". On December 3, 1971, Alderman Linnell, accompanied by the Director of Welfare Services and the Medical Health Officer, presented the City's problems to Mr. Loffmark.

On January 14, 1972, a reply was received from the Deputy Minister of Health directed to the Medical Health Officer. (This letter is appended). The Minister appears to be offering the service of two half-time nurses, the temporary service for one year of the remaining Vancouver-based staff member of the Community Care Facilities Licensing Board. No offer of clerical services was made, and no reference was made to proposed changes in the Act which would clarify the uncertainty of inspectional responsibility and staffing.

In the report to Council dated November 9, 1971, the Director of Welfare Services and the Medical Health Officer recommended that a minimal program must at least include the equivalent of two professional and one clerical person.

Alderman Linnell has replied to the Minister of Health (see attached letter). Your attention is drawn to the last paragraph of this letter wherein Alderman Linnell indicated that the matter must again be submitted to Council for consideration."

Your Board submits the above report for Council CONSIDERATION.

INFORMATION

2. Interim Detoxification Unit  
115 East Cordova Street

The Medical Health Officer and the Director of Welfare Services report as follows:

"On September 14, 1971, City Council, adopted the following resolutions of the Standing Committee on Health & Welfare dated August 26, 1971.

- '(a) That the Medical Health Officer and the Director of Welfare Services be empowered to explore with operators in the Skid Road area the possibility of setting aside some beds for more intensive care and to determine with them what additional staff costs would be anticipated.
- (b) That the Medical Health Officer and the Director of Welfare Services be empowered to discuss with officials of the Provincial Government, the possibility of operating these additional beds at a higher rate under the terms of the present cost sharing arrangements.
- (c) That the Medical Health Officer and the Director of Welfare Services be directed to explore the provision of detoxification services in existing or new facilities and report back to Council.'

As a result of this recommendation, the Director of Welfare Services and the Medical Health Officer convened a meeting of agency representatives to locate a facility and prepare a plan for an Interim Detoxification Unit.

Cont'd...



Board of Administration, February 11, 1972 . . . . . (Social 2)

Clause #2 Continued

Suitable premises were found at 115 East Cordova Street, which were part of a hostel operated by the Salvation Army Harbour Lights. A submission was prepared by this Planning Committee, with the Salvation Army, to the Minister of Rehabilitation & Social Insurance. Approval was given for the facility contingent upon the continued operation of a committee to take responsibility for the supervision of its program and policies. The Salvation Army were to be responsible for the day to day administration of the Unit. The details of this arrangement are embodied in the attached Sub-Committee report. In order to assure maximum coordination of alcohol treatment services, the Advisory Committee is now under the auspices of the Greater Vancouver Detoxification Centre Society. Currently, Alderman Wilson and Dr. Bonham are Board members of this Society.

It is not intended that the program of the Interim Detoxification Unit be developed in isolation from other alcohol treatment and rehabilitation resources. A close working relationship with the Vancouver City Police Department is being developed and the interrelationship between this facility and other resources is to be actively developed by a coordinator, to be hired by the Greater Vancouver Detoxification Centre Society. The major funding of this position has been guaranteed by the Province of British Columbia Council on Drugs, Alcohol and Tobacco for a two year period. The operating budget for the Interim Detoxification Unit will be covered in the usual manner of welfare services through billing the Department of Rehabilitation & Social Improvement, with subsequent Municipal sharing of 15%.

It is our opinion, therefore, that the Interim Detoxification Unit, which has already started minimal operation, should be a very significant additional resource in the management of the Skid Road alcoholic. It is also encouraging that this program will be closely worked into the network of alcohol treatment resources."

Your Board recommends that the above report of the Medical Health Officer and the Director of Welfare and Rehabilitation be received for Council INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 93-94

HARBOURS AND PARKS MATTERSCONSIDERATION1. Maintenance of Thornton Park

The Corporation Counsel reports as follows:

"Burlington Northern Inc. by letter dated January 25, 1972, to the City Clerk makes reference to the agreement of November 5, 1924, between the City and Vancouver, Victoria and Eastern Railway and Navigation Company (now called Burlington Northern Inc.) which reads in part as follows:-

'The Railway will pay annually commencing the first day of January, in the year 1925 (and on each first day of January thereafter) to the City the sum of eight hundred dollars (\$800.00) for the purpose of the development, improvement, and maintenance by the City as public parks in keeping and in accordance with the general scheme of park development in that locality, all those areas marked with the letters "G" and "H" on a plan annexed to a certain Memorandum of Agreement dated the 21st day of April, A.D. 1924, and made between the parties hereto, and the City will apply the said money annually for the purposes herein stated.'

The two park areas referred to in the agreement are known as Thornton Park. The Solicitor for the Railway Company advises that the Railway's station was demolished in the month of January, 1965 and that the main purpose for the park was to beautify the station area. The Railway's position is that since the station has been demolished, there is no justification for this annual payment towards the maintenance of the park.

This request was originally brought by the Railway Company in 1967 and on June 13, 1967, Council passed the following resolution:-

'That the contribution by the Company of \$800 in connection with maintenance of certain park areas as provided for in agreement dated November 5, 1924, be continued.'

The Railway Company requests the Council to reconsider its position with respect to this application of the Railway Company.

For the information of Council, this matter was submitted to the Park Board in 1965 and the following resolution was passed:-

Cont'd...

Board of Administration, February 11, 1972 . . . . . (Harbours 2)

Clause #1 Continued

'That the Great Northern Railway Company be requested to continue to pay the agreed \$800 amount per annum toward maintenance of Thornton Park as they are still operating from a station in the vicinity.'

The correspondence of the Railway Company with the City Clerk is attached hereto."

Your Board submits the foregoing report of the Corporation Counsel for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 94

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Public Housing Project - Raymur Place,  
Statement of Construction Costs

Your Board submits the following report from the Director of Finance.

"The final statement of costs has been received from Central Mortgage and Housing Corporation re the Raymur Place Housing Project. The statement shows that construction costs, including land acquisition and other costs amounted to \$6,366,630.79 to which has been added interest during construction amounting to \$811,459.55 for a total capital cost of \$7,178,090.34 as at December 31, 1968.

The total capital cost is to be amortized by 50 equal annual payments of \$432,714.66. The amount of the annual payment has been verified by the Comptroller of Accounts.

The Statement of House Construction and Ground Service Costs as at December 31, 1968 has been accepted on behalf of the Federal - Provincial Partnership by Central Mortgage and Housing Corporation and the Province of British Columbia and it is in order for the City Clerk to indicate the City's acceptance by signing the Statement."

Your Board RECOMMENDS that the City Clerk be authorized to sign the Statement indicating acceptance by the City of Vancouver.

COUNCIL INFORMATION

2. 2938 Fraser Street

A letter dated December 29, 1971 has been received from Mr. W. Lamberton requesting permission to occupy a dwelling unit in the basement of the building at the above noted address. The Director of Permits & Licenses reports as follows:-

"A search of the records reveals that prior to 1965 the building was illegally occupied as a multiple conversion dwelling containing one housekeeping unit in the basement, one housekeeping unit on the main floor and one housekeeping unit and two sleeping units on the second floor. As a result of notification in 1964, the building reverted to a one family dwelling early in 1965.

Re-inspection of the building in 1966, 1967 and 1968 found that the building was occupied as a one family dwelling. As a result of a fire, re-inspection was again made of the building in 1971 at which time it was found that the building was occupied as a duplex with one dwelling unit on the main floor and one dwelling unit on the second floor, and no living or sleeping unit in the basement. As a result of this inspection an application was made for a Development Permit for one dwelling unit in the basement, one dwelling unit on the main floor and one dwelling unit on the second floor. The Technical Planning Board approved the application, but with the condition that the basement could not be used or occupied as separate living quarters. The Zoning and Development By-law stipulates that the Technical Planning Board can only deal with

Continued . . .

Clause #2 Continued

illegal basement accommodation that has been continuously used and occupied since a date prior to 1956. Mr. Lamberton appealed this decision and on January 27, 1972, the Board of Variance upheld the decision of the Technical Planning Board. At the hearing of the Board of Variance it was ascertained that Mr. Lamberton also is the registered owner of the property at 2950 Fraser Street and 721 East 15th Avenue. The basement unit of the building at 2938 Fraser Street is vacant, has not been continuously used or occupied since 1965, and the only apparent hardship would be from loss of additional revenue from this accommodation."

Your Board submits the report of the Director of Permits & Licenses for the INFORMATION of Council.

DELEGATION REQUEST: Mr. W. Lamberton

3. Information and Statistics Bulletin #2  
C.B.D. Office Establishment - Directory Analysis

The Director of Planning and Civic Development reports as follows:-

"BACKGROUND

At its meeting of February 1, 1972, Council received for information the first of a series of Information and Statistics Bulletins, which presented data from a study of the Downtown which is part of a larger study. It was pointed out that in many cases data of this type can be useful to City Council and to special groups in the City if it is made available in greater detail than possible in general reports.

DOWNTOWN OFFICE DISTRIBUTION AND MOVEMENT

As part of the study of Downtown it has been necessary to determine the types of office businesses that will require locations in the metropolitan Central Business District in the future.

Information about office businesses within the Downtown has been assembled, utilizing City directory information for the years 1960, 1964 and 1970. The study has revealed facts about the movement of specific businesses within the Downtown area, as well as information about the types of businesses that are locating in the Downtown. In addition it has indicated the trends in kinds of businesses migrating to or from the suburbs.

As with the previous bulletin, a small charge will be made for this publication to cover the cost of production. However, a limited free circulation to libraries, universities and organizations, concerned with development, will be made.

A copy of the Information and Statistics Bulletin #2 - C.B.D. Office Establishment - Directory Analysis is attached for the information of Council. "

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

Board of Administration, February 11, 1972 . . . (BUILDING - 3)

RECOMMENDATION

4. Fairview Corporation (British Columbia)  
Limited and Block 42 Undersurface Lease

The Corporation Counsel reports as follows:

"By the Agreement to Lease dated July 9, 1967, and made between the City and the developers of Block 42 and Block 52 (authorized by the Vancouver Enabling Act, 1968), the City agreed to lease the undersurface of certain portions of Howe Street and Robson Street to Pacific Centre Limited (herein called "Pacific") to facilitate the construction of an underground garage on Block 52 and also to lease (herein called the Block 42 Undersurface Lease) the undersurface of certain portions of Howe, Georgia and Granville Street to Fairview Corporation (British Columbia) Limited (herein called "Fairview") to facilitate the construction of an underground garage on Block 42, and the construction of retail stores and pedestrian malls in the undersurface areas.

The Vancouver Enabling Act, 1968, makes provision for amending the Block 42 Undersurface Lease as agreed upon by the parties and authorized by Order-in-Council.

The Block 52 Undersurface Lease was approved by Council on April 15, 1969. The terms of the Block 42 Undersurface Lease have been settled subject to the approval of Council. There have been several minor changes made to the Block 42 Undersurface Lease as originally contemplated by the Agreement to Lease, however, the principal change is that the developers will be permitted to use the Block 52 Undersurface Lease areas and the Block 42 Undersurface Lease areas for commercial and storage areas, electrical and mechanical services. Originally the developers were not permitted to use the undersurface of Howe Street for any other purpose than access to the parking garage and truck loading areas. The developers will now pay real-property taxes on the structures, machinery and equipment erected by them as a result of such permission, together with rent. The rent will be \$4.00 per square foot applied to the undersurface areas at the Dunsmuir Street level (which is the same rent the developers will pay for the undersurface areas used for retail stores and other income-producing purposes at the Dunsmuir Street level).

Accompanying the Block 42 Undersurface Lease is the Block 42 Undersurface Lease Subordination Agreement which is substantially as contemplated by the Agreement to Lease.

Since the developers have reached agreement with Hudson's Bay Company Properties Limited (herein called "the Bay") for a connection under Granville Street between Block 42 and the Bay property, a tripartite agreement has been prepared between Fairview and the Bay and the City wherein the Bay covenants with the City that it will enter into an agreement (herein called "the Restrictive Covenant Agreement") between the Bay, the City and The Royal Trust Company in the form attached thereto providing for unobstructed access through the Bay property at all times from the development connecting Block 42 with the Bay property to the sidewalk on the easterly side of Granville Street. This agreement was necessary to ensure that there will be a permanent fire exit from the undersurface development and will be registered in the Land Registry Office.

cont'd....

Clause #4 continued:

Pacific advises that it proposes to amalgamate with Fairview on March 1, 1972. Pacific requests the approval of Council to this amalgamation. I am advised by the solicitors for Pacific that the shareholders of the two companies are identical and the three beneficial shareholders each own one-third of the issued shares of each of the amalgamating companies and will each own one-third of the issued shares of the company resulting from the amalgamation. It does not appear that the City will be placed at a disadvantage by consenting to such amalgamation.

Accordingly, it is recommended:

- A. that the Block 42 Undersurface Lease between the City and Fairview as presently drafted be approved and the Mayor and the City Clerk be authorized to execute the same and affix the seal of the City thereto, when the same has been approved by Order-in-Council;
  - B. that the Block 42 Undersurface Lease Subordination Agreement accompanying the Block 42 Undersurface Lease be approved;
  - C. that the tripartite agreement between Fairview, the Bay and the City providing, inter alia, for the execution and delivery of the Restrictive Covenant Agreement by the Bay to the City, be approved and the Mayor and the City Clerk be authorized to execute the same and affix the seal of the City thereto;
  - D. that the Restrictive Covenant Agreement be approved and the Mayor and the City Clerk be authorized to execute the same and affix the seal of the City thereto;
  - E. that the Corporation Counsel be authorized to apply to the Minister of Municipal Affairs for all necessary Orders-in-Council:
    - (i) to approve the Block 42 Undersurface Lease and the Block 42 Undersurface Lease Subordination Agreement;
    - (ii) to establish the regulations for registration of the Block 42 Undersurface Lease in the Land Registry Office;
    - (iii) to approve the substitution of the amalgamated company for Pacific and Fairview respectively in the parking leases and subordination agreements for Block 52 and Block 42 which may be executed after the date of amalgamation;
- the forms of the Orders-in-Council to be to the satisfaction of the Corporation Counsel;
- F. that the Corporation Counsel be authorized to forward a letter to the Minister of Municipal Affairs consenting on behalf of the City to the amalgamation of Pacific with Fairview."

Your Board RECOMMENDS that the foregoing recommendations of the Corporation Counsel be adopted.

Board of Administration, February 11, 1972 . . . . . (BUILDING - 5)

5. Proposed Conference on the Central  
Business District: City of Seattle  
March 9th and 10th, 1972

The Director of Planning and Civic Development reports as follows:

"A letter (copy of which is circulated) has been received from His Worship the Mayor of Seattle, asking me to give the concluding address at an all day Conference in Seattle on March 9th. The purpose of the conference is to focus attention on the benefits of increasing the number of people living in and close to the central business district.

Further, I have received a separate request to stay in Seattle on March 10th to discuss planning and development problems with officials from Seattle and other cities of the Northwest. It is felt that this would be an excellent opportunity to discuss matters of mutual concern. Funds for such local conferences have been requested in the 1972 Departmental Estimates.

Accordingly, it is recommended that the Director of Planning and Civic Development be granted two days leave of absence with pay to attend planning discussions in Seattle on March 9th and 10th, at a total cost of \$110.00; funds to be provided in advance of approval of the budget from the departmental conference funds."

YOUR BOARD RECOMMENDS THAT the above recommendations of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 95



Board of Administration, February 11, 1972 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Conference: Assistant City Analyst

The Medical Health Officer reports as follows:

"The City Analyst requests that funds be provided in advance prior to approval of the Health Department Budget for 1972 to allow Mr. E. F. Rideout, Assistant City Analyst, to attend the American Academy of Forensic Sciences Conference being held in Atlanta, Georgia.

This Conference is on the approved roster of conferences of the Health Department and is being held March 1 - 4, 1972.

A summary of expenses to attend the Conference follows:

Air Fare	\$313.00
Registration	50.00 (U.S.)
Hotel (five (5) nights)	62.00 (U.S.)
Meals and gratuities	36.00 (U.S.)
Ground Transportation	10.00 (U.S.)
	<u>\$471.00</u>
U.S. Exchange	3.00
Total Estimate	<u>\$474.00</u>

Funds have been included in the 1972 estimates of the Health Department Conferences and Courses, 6801/139.

Mr. Rideout will also require four (4) days leave of absence with pay for period February 29 - March 3, 1972.

Your Medical Health Officer recommends that funds in the amount of \$474.00 be provided in advance of approval of the Health Department Budget for 1972 together with four (4) days leave of absence with pay for Mr. Rideout."

Your Board RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

2. Purchase of "CANORA" Model from Museum Trust Account

The Museums and Planetarium Manager reports as follows:

"Prior to its dissolution in January, 1972 the Greater Vancouver Civic Museums and Planetarium Board was trustee over the Museums Trust Account, a fund of money for the acquisition of artifacts for the Centennial and Maritime Museums. The Maritime Museum Committee of that Board had prepared a recommendation for the purchase of a model of the steamship CANORA for the Maritime Museum. This recommendation never came to the full Board because of its dissolution.

The CANORA was a unique vessel built by the Davie Shipyards in Lauzon, Quebec for the Canadian Northern Railway Company in 1918. She operated on the British Columbia coast for 48 years. She served as a railway car ferry, initially between Port Mann on the mainland and Nanaimo on Vancouver Island and later from the lower Fraser River to various points on the Island. Historically, she was the final link in coast-to-coast rail transport that was part of the guarantee in the Terms of Confederation between British Columbia and Canada.

(cont'd....)

Board of Administration, February 11, 1972 . . . . . (FINANCE - 2)

CLAUSE NO. 2 (continued)

The model has been built by an experienced, professional model maker, Captain A. E. Christoffersen of Victoria who also served on the CANORA as Second Officer. It is a good and detailed model and portrays a major aspect of the marine industrial and commercial development of the ports of this Province - especially those of the Lower Mainland. There are no other models of her presently in existence.

The model is presently in the keeping of the Provincial Museum in Victoria. It is my opinion, and the opinion of the Vancouver Museums and Planetarium Association that the model of the CANORA should be purchased immediately for the collections of the Maritime Museum.

Accordingly, I recommend that Council authorize a cheque in the amount of \$1,575.00 (being the purchase price plus Provincial 5% Sales Tax) to be made payable to the Friends of the Provincial Museum and to be written on the Museum Trust Account. The Provincial Museum is acting as Agent for the Maritime Museum - the owner and builder of the model requiring a quick settlement of the transaction -and will turn over the model to the Maritime Museum for the sum that it has paid out for the model, i.e. \$1,575.00 and at no further charge to the Maritime Museum."

Your Board RECOMMENDS that the recommendation of the Manager of Museums and Planetarium be adopted.

CONSIDERATION

3. Financial Assistance - Canadian Figure Skating Association  
Annual Meeting

The City Clerk reports as follows:

"A letter has been received from Mrs. Yvonne Busch and Mrs. E. Mar advising that the annual meeting of the Canadian Figure Skating Association will be held in Vancouver, May 11th to 14th, 1972. The meeting will represent 624 figure skating clubs throughout Canada.

It is anticipated that a minimum of 150 delegates will be attending and the Organization is asking that the City either sponsor or contribute toward the sponsorship of a luncheon to be held for the delegates. It is estimated that the cost will be about \$600.

Your Board notes that Council has dealt with similar requests in the past as follows:

Feb. 17/70	Pacific Coast Curling Assoc. - Grant re luncheon	No action taken
Mar. 3/70	B. C. Gymnastic Assoc. - Grant re luncheon	Approved
Feb. 18/69	B. C. Sports Federation - Grant re Annual Awards	No action taken"

Your Board submits the foregoing for the CONSIDERATION of Council.

Board of Administration, February 11, 1972 . . . . . (FINANCE - 3)

CONSIDERATIONS (cont'd.)

4. U. B. C. M. Services

The City Clerk reports as follows:

"The Executive Director of U.B.C.M. has written asking that the views of U.B.C.M. members be solicited on the question of whether his offices should supply additional services to the municipalities. This was the result of a resolution endorsed by the 1971 Annual Convention.

To assist Council, your Board has asked the views of a number of department heads and, in each case, they have replied that they have no comments or suggestions on an expanded or new service."

Your Board, therefore, submits the communication from the Executive Director of U.B.C.M., which is circulated, for the CONSIDERATION of Council.

RECOMMENDATION and CONSIDERATION

5. Metropolitan Ambulance Services Ltd. - Contract with the City for the Year Ending March 31st, 1972

The Director of Finance reports as follows:

"On March 8th, 1971, Council authorized an extension of this contract pending settlement of wage contracts between the Company and its employees with the understanding that the subsidy would be adjusted from April 1, 1971 when costs could be estimated after wage contracts had been settled.

Council at the same time referred the matter of ambulance charges to patients for service to an Ambulance Committee and on June 29, 1971 approved a recommendation of the Committee as follows:

'Recommends that, in view of the City's present financial situation, no change be made in the present agreement between the City and the Metropolitan Ambulance Services Ltd. and rates be dealt with by Council directly and that your Committee be discharged.'

The Company has concluded an agreement with its employees that provides for wage increases and improvements in employee fringe benefits. These additional costs for the year ending March 31, 1972 plus the need for one additional day shift ambulance and one additional dispatcher to meet an increase in volume of calls of over 20% in the Vancouver area over the last four years, represent a substantial cost increase.

The Company has prepared a budget for the year ending March 31, 1972 and the comparative figures for the previous year are as follows:

Metropolitan Ambulance Services Ltd.

	Actual for Year ended Mar. 31/71	Estimated for year ended March 31/72	Increase for Year	
			Amount	Percentage
<u>Expenditures</u>				
Vehicle Operating	\$150,051	\$149,000	\$ (1,051)	-
Station Operating	86,430	90,344	3,914	4.5%
First Aid Training	3,582	5,800	1,318	36.8
Salaries & Wages	566,890	733,811	166,921	29.4
Employee Benefits	55,736	90,743	35,007	62.8
	<u>\$ 862,689</u>	<u>\$1,069,698</u>	<u>\$206,109</u>	<u>24.0</u>

Continued.....

Board of Administration, February 11, 1972 . . . . (FINANCE - 4)

CLAUSE NO. 5 (continued)

	<u>Actual for Year ended</u> <u>Mar. 31/71</u>		<u>Estimated for year ending</u> <u>Mar. 31/1972</u>	
		<u>Percentage of</u> <u>Total Cost of</u> <u>Vancouver Operation</u>		<u>Percentage of</u> <u>Total Cost of</u> <u>Vancouver Operation</u>
City of Vancouver share of Expenditures - 75%	\$ <u>647,017</u>	100%	\$ <u>802,267</u>	100%
Less: <u>Paid by Patients</u> Net Revenues earned in City of Vancouver	<u>476,115</u>	73.6%	\$ <u>500,000</u>	62.3%
<u>Actual City Share of</u> <u>cost for year ended</u> <u>March 31/71-(subsidy)</u>	\$ <u>170,902</u>	26.4%		
<u>Estimated City share of</u> <u>cost for year ended</u> <u>March 31, 1972-(subsidy)</u>			\$ <u>302,267</u>	37.7%

At present rates to the public the City's proportion of the total cost of ambulance service will increase sharply as follows:

<u>Year</u> <u>ended</u> <u>March 31</u>	<u>Gross</u> <u>Cost</u>	<u>Paid by Patients</u>		<u>Net City Subsidy</u>	
		<u>Amount</u>	<u>% of</u> <u>Gross Cost</u>	<u>Amount</u>	<u>% of</u> <u>Gross Cost</u>
1970 (Actual)	\$605,444	\$444,058	74.0%	\$157,386	26.0%
1971 (Actual)	647,017	476,115	73.6%	170,902	26.4%
1972 (Est.)	802,274	500,000	62.3%	302,274	37.7% *

\* If the present level of ambulance charges to the public continues, it can be seen that the City subsidy will increase sharply each year in the future above the 37.7% of total costs estimated as the City share for the year ending in 1972. This is due to 100% of cost increases for service in Vancouver being necessarily absorbed by the City, unless charges to the public are adjusted upwards.

The City's Medical Health Officer is in agreement with the recommendation to extend the contract as set out below. He feels that any changes in type of service would not be effective until after March 31, 1973.

RECOMMENDATION

- (1) That the City renew its contract with the Company for the current year ending March 31, 1972 on the same terms and conditions as the previous contract except that the amount of the monthly retainer be increased to \$25,000, said contract to be to the satisfaction of the Corporation Counsel.
- (2) That the contract be extended by exchange of letters, satisfactory to the Corporation Counsel, pending wage settlement for the year ending March 31, 1973 between the Company and its employees.

For Council Consideration:

- (1) Whether Council wishes at this time to consider any changes in the existing schedule of ambulance rates as attached."

Your Board recommends that the recommendation of the Director of Finance be adopted and submits the above matter of rates for Council's consideration.

(The Schedule of Existing Rates is circulated for the information of Council).

Board of Administration, February 11, 1972 . . . . . (FINANCE - 5)

RECOMMENDATION

6. Special Seminar - Director of Welfare and Rehabilitation

The Director of Welfare and Rehabilitation reports:

"The Canadian Council on Social Development has arranged a special seminar to be held in Winnipeg on Tuesday, February 22, 1972 to provide an opportunity for municipal welfare administrators from some of the larger cities in Canada to examine, amongst other things, the implications of a developmental approach to public assistance. More specifically, the seminar would examine:

- separation of financial assistance and social services.
- simplified eligibility determination procedures.
- staffing in differentiated services.

In addition to the City of Vancouver, the invitation to this special seminar has been extended to the municipal welfare administrators of Ottawa, Toronto, Montreal, Edmonton and Winnipeg.

RECOMMENDATION:

- THAT the Director of Welfare and Rehabilitation be authorized to attend the Special Meeting of Canadian Municipal Welfare Administrators in Winnipeg on February 22, 1972.

- THAT leave of absence with pay be granted for February 21 and February 22, 1972.

- THAT travel expenses totalling \$226.00 be approved.

Fifty percent of travel expenses is recoverable under the Canada Assistance Plan.

Your Board RECOMMENDS that the foregoing report from the Director of Welfare and Rehabilitation be approved by Council.

FOR COUNCIL ACTION SEE PAGE(S) 75-96

BOARD OF ADMINISTRATIONPROPERTY MATTERSFEBRUARY 11, 1972RECOMMENDATIONS

1. Acquisition for Replotting Purposes  
2360 S.E. Marine Drive

The Supervisor of Property & Insurance reports as follows:-

"On July 29th, 1969, City Council adopted a report of the Board of Administration, Building and Planning Matters, dated July 11th, 1969, concerning the assembly of various City, Provincial and privately-owned lands located East of Gladstone Street between the C.P.R. Right-of-way and the Fraser River to provide sites to be leased for industrial development. This scheme includes the extension of Kent Avenue North between Nanaimo and Elliott Streets to allow a trunk sewer to be installed. The existing and proposed subdivisions are illustrated on Planning Department Drawings #4448-1B and #4448-2B, which are circulated.

Further to this report, negotiations were entered into with the owner of Lot 2 (except portion coloured red on Reference Plan 5813), Block 70, D.L.'s 258 and 329, known as 2360 S.E. Marine Drive, who also owns Lot 1 of Lot 3 and Lot 6A the West 10 ft. of Lot 3, Block 70, D.L.'s 258 and 329. For purposes of this assembly, the City's minimum requirements included the following:-

- (a) The South 33 ft. of that part of Lot 2 (except portion coloured red on Reference Plan 5813), Block 70, D.L.'s 258 and 329 located North of the C.P.R. Right-of-way. This portion is required for the extension of Kent Avenue North.
- (b) All of that portion of said Lot 2 located South of the C.P.R. Right-of-way and said Lot 6A the West 10 ft. also located South of Right-of-way. These portions are required as part of Waterfront Parcel B, shown on Drawing #4448-2B.

Extensive negotiations with the owner, which included the possible acquisition of all of the owner's lands, failed to produce a settlement. On April 6th, 1971, City Council authorized the expropriation of the aforesaid portions and confirmed an offer of \$12,740.00 previously made to the owner as due compensation for these portions of property.

Since service of Notice of Expropriation negotiations have continued. The owner is reluctant to dispose of part of her lands and recently revived the suggestion that the City acquire the whole of these properties. Particulars of said lands are as follows:-

Lot 2 is a large parcel with an area of approximately 2 acres bounded on the North by Marine Drive and on the South by the Fraser River. Improvements consist of a 2½ storey frame dwelling erected in 1910. This building has been seriously vandalized in recent years and is uninhabitable. The Southerly portion of this parcel (separated from the remainder by the C.P.R. Right-of-way), has a frontage of approximately 190 ft. on the Fraser River. Adjoining Lot 6A, the West 10 ft. provides an additional 10 ft. of river frontage. The depth of this 200 ft. of river frontage varies from 27' of the West side to 37' on the East side.

(Continued)

## Clause No. 1 (Continued)

Lot 1 of Lot 3 is a vacant parcel approximately 64' x 118' in size fronting on Marine Drive adjacent to Lot 2. No portion of Lot 1 is required for the above assembly. However, it is noted that the City owns the adjoining lands, Lots 2 to 8, of Lot 3. The acquisition of Lot 1 would provide an additional consolidated site with an area of approximately 2 acres. These lands are presently zoned CD-1, Comprehensive Development District.

In 1959, City Council approved in principle a Comprehensive Development Scheme for the lands South of Marine Drive between Borden Street and Boundary Road, which envisaged the creation of large industrial sites from 2 acres to 7 acres in size. Since that time the most Westerly block between Borden and Argyle Streets has been developed for industrial purposes. However, in 1962 it was agreed that the blocks between Argyle and Duff Streets and from Elliott Street to a point 775' Easterly were to remain as RS-1, One Family Dwelling District. These blocks are predominately in residential use.

The subject properties are located between these two RS-1 zones and the question of zoning is now being reviewed by the Planning Department as part of their review of policy for the entire area between Crompton Street and Boundary Road. The Planning Department indicates that it would be more desirable to utilize part of this intervening area, including the subject property, for some form of low-density multiple housing.

The owner has agreed to sell her lands in Block 70, D.L.'s 258 and 329 for the sum of \$75,000.00, inclusive of all considerations, as of December 15th, 1971. This settlement price is considered to be realistic and is endorsed by the City Solicitor. The Director of Planning supports such acquisition.

Apart from the policy established by City Council in 1959, as aforementioned, no authority exists for the acquisition of the whole of the subject properties. In view of the foregoing, it is suggested that Council may be prepared to approve this acquisition.

For the purposes of this transaction, the various portions of this property are valued as follows and are chargeable to separate accounts as indicated:

- |     |   |             |
|-----|---|-------------|
| (a) | The South 33 ft. of that portion of Lot 2 located North of C. P. R. Right-of-way Streets Fund - Code #147/2801.....                           | \$ 4,350.00 |
| (b) | All of that portion of Lot 2 and Lot 6A the West 10 ft. both located South of C. P. R. Right-of-way. Land Purchase Fund - Code #561/2801..... | \$ 8,390.00 |
| (c) | Remainder of Lot 2 and Lot 1 of Lot 3 comprising approximately 1.87 acres. Property Purchases for Resale - Code #4902/30.....                 | \$62,260.00 |
|     |   | \$75,000.00 |

It is proposed to demolish 2360 S. E. Marine Drive upon acquisition of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above lands for the sum of \$75,000.00 on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Subdivision, West of Pentiction Street  
North of B.C. Hydro Railway Right-of-way

The Supervisor of Property & Insurance reports as follows:

"The City owns Lots 19 and 20, Block 1 and Lots 16 to 19, Block A, all in the South half of Section 46, situated West of Pentiction Street, North of and adjoining the B.C. Hydro and Power Authority Railway right-of-way. These vacant lots are irregular and sub-standard, lack water and sewer facilities, and do not have street access. They have been reserved from sale until a decision has been reached with respect to the use of the abutting B.C. Hydro right-of-way, which decision would determine the method of disposal of these lands.

On July 8th 1969, Council established the East 20 feet of Lot 16, Block A, for lane purposes to serve properties fronting onto Pentiction Street. Owners of privately owned properties fronting on 25th Avenue, have now requested the City to provide lane access to the rear of their lands, portions of which have already been dedicated for lane. To bring the proposed lane to the standard width will require a portion of each of City-owned Lots 19 and 20, Block 1, and Lot 19 of Block A. A plan of subdivision marginally numbered LD 1308 has been prepared by the City Engineer which will dedicate as lane the required portions of City owned property, and the portion of Lot 16, Block A already established as lane by Council on July 8th 1969, and it is

RECOMMENDED that the required portions of Lots 19 and 20, Block 1, and Lot 19, Block A, all in the South half, Section 46, be dedicated for lane at no cost to the City Engineer, and that plan marginally numbered LD 1308 being a plan of subdivision of Lots 19 and 20, Block 1 and Lots 16 to 19, Block A, all in the South half of Section 46 be signed by the Mayor and the City Clerk and deposited in the Land Registry Office."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for West End Community Centre  
and Senior Citizens' Housing Project  
1663 Barclay Street

The Supervisor of Property and Insurance reports as follows:

"On December 21st, 1971, City Council approved a report of the Board of Administration dated December 15th, 1971, authorizing the expropriation of the remaining properties in Block 57, D.L. 185 required for the West End Community Centre and Senior Citizens' Housing Project, including Lot 24 W<sub>2</sub>, Block 57, D.L. 185, known as 1663 Barclay Street.

These premises comprise a 2½ storey full basement frame structure with a main floor area of approximately 900 square feet, erected in 1905 on a site 33' x 131', zoned RM-4. The dwelling contains 10 rooms, divided into 2 sleeping rooms, 2 two-room suites and 1 four-room suite, 13 plumbing fixtures, has a patent shingle roof, clapboard siding exterior, concrete foundation, and is heated by a gas-fired hot air furnace. This structure is in good condition for age and type.

The owner and all her tenants, with one exception, have vacated. This remaining tenant is expected to move on or before February 29th, 1972. As the revised schedule for the project requires that vacant possession of all buildings be obtained by May 31st, 1972, it is proposed to proceed with the demolition of 1663 Barclay Street when vacant.

(Continued)



Clause No. 3 (Continued)

Negotiations confirm that the owner is prepared to sell for the sum of \$51,700.00 as of February 29th, 1972. This amount is considered to be fair and equitable and is endorsed by the City Solicitor. This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$51,700.00, chargeable to Code #649-1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

INFORMATION

4. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
298 Main St. Lots 9 & 10, Block 5, D.L. 196	Provincial Courts (Vancouver) Complex	Johnston & McKinnon Demolitions Ltd.	\$18,750.00	442/1209

The above contract has been confirmed by the Board of Administration and is reported to Council for INFORMATION"

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATIONS

5. Payment to Rooming House Operators for Loss of Rentals - Block 57, D.L. 185 West End Community Centre and Senior Citizens' Project

The Supervisor of Property and Insurance reports as follows:-

"On April 6th, 1971, City Council authorized the Supervisor of Property and Insurance to acquire the balance of the properties required for the above project and negotiations are proceeding so that a cleared site is available by August 1st, 1972.

(Continued)

Clause No. 5 (Continued)

Approximately 110 tenants are now housed in fourteen conversions and one older two storey apartment building. Eligible tenants have been informed of their priority for public housing and to date sixteen applications have been filed with the B.C. Housing Management Commission.

To meet the August 1st, 1972 deadline, negotiations have proceeded on the basis that all acquisitions would be completed and vacant possession of all buildings would be obtained by May 31st, 1972.

Some tenants have already indicated that they will be moving at the end of this month and the owner-operators may find difficulty in re-renting the accommodations for such a short period. It is certainly to the City's advantage to have the units remain vacant.

In the past, in like circumstances, Council has endorsed a procedure whereby operators of multiple occupancy buildings had their vacant living units padlocked by the City, and they then billed the City each month for approximately 75 to 80% of the normal rental fee as a rental loss payment.

It is proposed to follow a like procedure on the West End Community Centre and Senior Citizens' project, but feel in this instance that there should be Council confirmation, since to the moment the Agreement has not been finalized for the Senior Citizens' part of the project. Acquisition of all properties in the project area is proceeding and whatever transpires on the project, such acquisition should, in our view, be completed in order that the City would not be left with scattered ownerships for possible resale.

It is, therefore,

RECOMMENDED that the policy of padlocking units, on the basis set out above, be immediately set up in the West End Community Centre and Senior Citizens' Project, and that the Director of Finance be authorized to pass such invoices for payment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 96

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

February 3, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, February 3, 1972, at 9:30 a.m., in #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bird (Chairman)  
His Worship the Mayor  
Aldermen Broome, Hardwick, Linnell,  
Phillips, Rankin, Sweeney  
and Wilson

ABSENT: Alderman Adams (Leave of Absence)  
Alderman Calder (on Civic Business)

CLERK: M. James

Adoption of Minutes

The Minutes of the Meetings of January 13, 1972 and January 20, 1972, were adopted.

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Trounce Alley and  
Blood Alley Square:  
Development

Council, at its meeting on December 21, 1971, had before it a report of the Board of Administration dated December 17, 1971, dealing with the development of Blood and Trounce Alleys. That Board of Administration report had as an attachment a report from the City Engineer and Director of Planning and Civic Development, dated November 23, 1971. The City Engineer and the Director of Planning and Civic Development recommended as follows:

"If Council wishes to proceed with a beautification program for Blood and Trounce Alleys, then the following recommendations are offered:

1. Council approve, in principle, the formal beautification of Blood and Trounce Alley properties and choose one of the alternatives listed under "COSTS" above.

Further, that negotiations with B.C. Hydro and the B.C. Telephone Company be pursued to obtain the early undergrounding or relocation of utilities at minimum cost to the City if (a) is chosen.

2. Council select one of the above four cost sharing alternatives listed under "COST SHARING ALTERNATIVES". Funds allocated for beautification projects in the 1971-1975 Five Year Plan would be used for the City's share of costs, if any.
3. Instruct the Director of Planning and City Engineer to report back on the selection of consultants to undertake a conceptual design for the beautification of Blood Alley and Trounce Alley properties at a cost of approximately \$2,100.
4. Instruct the City Engineer in conjunction with the Director of Planning to report back on restricted access for vehicular loading and unloading that will be necessary within the re-orientation of Trounce Alley and Blood Alley towards pedestrian use at peak pedestrian times."

cont'd...

Clause #1 continued

Council in considering these recommendations adopted Nos. 3 and 4 and referred Nos. 1 and 2 to your Committee to discuss with representatives of the Vancouver City Planning Commission.

The Assistant Director of Planning and Civic Development - Special Projects gave an oral report on the relationships between Maple Tree Square, Blood Alley Square and Trounce Alley and Pioneer Place - Hastings Beautification.

Mr. E. Crowley and Mrs. H. Symonds, the representatives of the Vancouver City Planning Commission present at the meeting, submitted to your Committee the following statement of the City Planning Commission:

"THAT the Executive Committee of the Vancouver City Planning Commission resolves:

The funding for the improvement of the Trounce Alley and Blood Alley Square area be on the following basis:

- (a) By beautification formulae local improvement (approx. 1/3 City, 2/3 property owners) with respect to the Trounce Alley, with the Stanley and New Fountain Hotel development being levied as an abutting owner off the lane, and
- (b) By the City at large with respect to Blood Alley Square, but that Federal/Provincial/Municipal cost-sharing in the improvement of this historic urban square be sought on a 1/3 equal share basis within the Five Year project proposal advanced by the Province."

The representatives of the City Planning Commission advised that the Commission approves in principle the development of Trounce Alley and Blood Alley Square and that their statement does not take into account the undergrounding of B.C. Hydro and B.C. Telephone lines in Trounce Alley.

The Director of Planning and Civic Development advised that it would be possible to do some undergrounding in Trounce Alley or all of it, or to do Blood Alley Square only. The Director of Planning and Civic Development advised that Blood Alley Square was now designated as street.

Your Committee discussed this matter at some length particularly with regard to the sharing of costs and the assessment of costs on properties deemed to be benefited and

RECOMMENDS that the funding for the improvement of Trounce Alley and Blood Alley Square be on the following basis:

- (a) By beautification formulae local improvement (approximately 1/3 City - 2/3 property owners) with respect to Trounce Alley including any undergrounding costs with the Stanley and New Fountain Hotel development being levied as an abutting owner off the lane, and
- (b) By beautification formulae local improvement (approximately 1/3 City - 2/3 property owners) with respect to Blood Alley Square, but that Federal/Provincial/Municipal cost-sharing in the improvement of this historic urban square be sought on a 1/3 equal share basis within the Five Year Project proposal by the Province.

cont'd...

Clause #1 continued

- (c) That the Director of Planning review the overhead wiring with B.C. Hydro and B.C. Tel and the local residents and report back.
- (d) That the Corporation Counsel report back on the legal aspect of the local improvement costs.

2. Beautification: Hastings  
Street, Cambie to Carrall

On April 6, 1971, Council adopted the recommendations of a report of March 19, 1971, that:

- (a) Council authorize the design work to proceed and the provision of the Consultants' fees, brochure printing and mock-up preparation costs;
- (b) Council appoint Coast Group Design Associates Ltd. as design consultants for the project, with terms of reference as set out in Appendices 2 and 3;
- (c) Upon completion of the design work the Director of Planning and Civic Development and the City Engineer report further on the project, including the proposed sharing of capital costs and maintenance and operating costs and the local improvement procedures to be followed.

At this meeting representatives of Coast Group Design Associates, the design consultants for the project, and representatives of Improvement of Downtown Area East Society representing the merchant and property owners in the area were present. Mr. Fenton of Coast group Design Associates, with slides advised of the proposed beautification scheme and Mr. Jones of IDEAS advised that 72% of the merchants and 76% of the assessments in the area were in full support of the design proposal provided that Pioneer Place was included in the redevelopment. Mr. Ben Wosk representing himself spoke to Council advising that Council proceed immediately with the beautification scheme and Mr. Wosk also advised that land values had dropped 40% in the last three years in this particular area where the City in general had risen 10%.

The Assistant City Engineer advised that at present his department is processing a questionnaire which had been sent to the owners of the property in the area to be beautified requesting their reaction to the retention of the area ways in the City sidewalk fronting their properties. If the area way is to be retained, a slab sidewalk would be placed over the area way if the area way was not required then a retaining wall would be built up on the property line and the area way filled in.

It was noted that since the beautification was first proposed, the costs for this project had risen considerably i.e. for the beautification itself generally - \$77,000 in 1970 now estimated at \$134,000: for Pioneer Place - \$13,312.00 in 1970 now \$41,000.

Mr. Jones stressed on behalf of IDEAS that the merchants were not interested in proceeding with any beautification project unless Pioneer Place were included and redesigned to be less useful as a 'sitting out' mini-park.

Your Committee discussed the matter at some length and

cont'd...

Clause 2 continued

RECOMMENDS that subject to Council approval of a further report by the Director of Planning and Civic Development, and the City Engineer on area ways and the mid-block crossing and noting that this Committee is strongly in favour of the mid-block pedestrian crossing if technically possible:

- (1) Council authorize the initiation of local improvement proceedings for the standard beautification project;
- (2) Council authorize drawing up a local improvement by-law for awnings such by-law to provide for the recovery of the administrative and financing costs incurred;
- (3) Council agree to share the capital costs and the beautification project as set out under section III of the report of the Director of Planning and the City Engineer entitled 'Proposed Beautification - Hastings Street, Cambie to Carrall' dated January 21, 1972, so long as such sharing of capital costs is not opposed to the policies established in (1) and (2) above;
- (4) Council approve the inclusion of the sidewalks, street lights, abutting Pioneer Place in the Hasting Street Beautification on a local improvement basis: the precise area to be included to be reviewed by the Director of Planning and Civic Development for report back;
- (5) The redesign of Pioneer Place to be reviewed by the Director of Planning and Civic Development for report.

(During the Committee determination of recommendation (5) above an amendment was proposed and defeated to insert the words 'if any' after the word 'place'. Alderman Rankin is recorded as voting in favour of the amendment.)

3. East Gastown Beautification -  
Maple Tree Square

Under date of January 21, 1972, the Board of Administration submitted a report of the Director of Planning and Civic Development and the City Engineer entitled 'East Gastown Beautification Report - Maple Tree Square'. The report reviewed in summary fashion the background of Council's decisions to date on the matter of the beautification of Maple Tree Square and itemized the status of the project and the funding and design of this particular part of the beautification of the East Gastown area.

The report ended with the following recommendations:

- " A. That Council now approve the implementation of Phase 1 - Maple Tree Square at an estimated cost of \$273,000. The City's share of \$203,000 can be provided from the \$425,000 previously approved by Council in the 1969 Supplementary Capital Budget for Beautification Projects and the Federal/Provincial share of \$70,000 to be advanced from the funds authorized in the 1971/75 Five Year Plan pending receipt of actual funds from Federal/Provincial sources.
- B. That Council instruct the City Engineer to call tenders for the work of regrading Maple Tree Square and reconstructing it with a brick surface.
- C. That the \$16,000 for water main lowering and replacement now be reallocated as a charge against the Maple Tree Square Beautification Project."

cont'd...

Clause 3 continued

The Committee

RECOMMENDS the recommendations of the Director of Planning and Civic Development and the City Engineer re Maple Tree Square Beautification be adopted.

The meeting adjourned at approximately 11:35 a.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 99

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSESFEBRUARY 3, 1972

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, February 3, 1972, in the No. 1 Committee Room, third floor, City Hall, at approximately 11:35 a.m.

PRESENT: Alderman Broome (Chairman)  
Aldermen Bird, Hardwick, Linnell,  
Rankin, Sweeney, Wilson

ABSENT: His Worship the Mayor (On Civic Business)  
Alderman Adams (Leave of Absence)  
Alderman Calder (On Civic Business)  
Alderman Phillips

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meetings held December 2nd and 7th, 1971, were adopted.

The following recommendations of the Committee are submitted to Council for consideration.

RECOMMENDATIONS:1. University Endowment Lands

On May 12, 1970, the Board of Administration was instructed to:

- (a) prepare a report on the costs of the operation of the schools serving the University Endowment Lands, and the revenue received from the University Endowment Lands to cover these costs.
- (b) report on the estimated costs of the developed lands and the estimated revenues of such developed lands.

With respect to (a) above, the Committee had before it a letter addressed to Commissioner Ryan dated January 7, 1971 from Mr. J. E. Robertson, Secretary-Treasurer of the School Board wherein it was indicated that the costs and revenues are the same as comparable sized schools in the balance of the Vancouver system.

In connection with (b) above, the Committee considered a Board of Administration report dated January 4, 1972, attached to which was a report of the Director of Finance and the Co-ordinator of Data Processing and Systems, dated September 1, 1971. This report considered the cost to the City of assuming control of the University Endowment Lands and concluded with an estimated statement of revenues and expenditures.

After due consideration it was

RECOMMENDED

- (a) THAT the communication from the Board of School Trustees dated January 7, 1971 and the report of the Board of Administration dated January 4, 1972 be received.
- (b) THAT the Chairman contact the Minister of Lands, Forests and Water Resources to determine the Government's plans with respect to the University Endowment Lands.



2. Health Services for University Endowment Lands

The Board of Administration submitted the following report of the Medical Health Officer dated January 24, 1972.

"Effective January 1, 1970, the Vancouver Health Department has been supplying school health services to the schools in the University Endowment Lands as these schools were assimilated within the Vancouver School Board's operations.

Discussions have been held with senior officials in the Department of Health in Victoria regarding the balance of health services in the Endowment Lands. The following is apparent:

- (a) There is no authority for Health Act enforcement in the University or in the University Endowment Lands, except by the Deputy Minister of Health.
- (b) It is within the power of the University to appoint its own Medical Health Officer and in this respect the Board of Governors has named Dr. C.J.G. Mackenzie of the Department of Health Care and Epidemiology.
- (c) Services to adults resident in the Endowment Lands and other services to children in the Endowment Lands, apart from school health services, are often provided by Vancouver clinics without remuneration from the Provincial Government, except for a nominal amount of \$1,810.00.

Your Board submits the above report of the Medical Health Officer for INFORMATION and RECOMMENDS that the Medical Health Officer be requested to keep records of the costs of providing these services for report to the Board of Administration for further report to City Council if deemed necessary."

It was

RECOMMENDED that the foregoing recommendation contained in the Board of Administration report dated January 24, 1972, be adopted.

3. Rental Contract Form

The Vancouver City Council on August 31, 1971, when considering a report of the Chairman of the Vancouver Rental Accommodation Grievance Board on Form of Application: Rental of Residential Accommodation, referred the matter to this Committee for consideration, together with any comments when received from interested parties.

The Committee had before it a report of the Vancouver Rental Accommodation Grievance Board dated January 20, 1972, attached to which was a proposed rental contract form.

Mr. Banfield, Chairman of the Vancouver Rental Accommodation Grievance Board was present and advised that this proposed form had been submitted to the Greater Vancouver Apartment Owners' Association and the Pacific Apartment Management Association, for their comments. Both of these associations, who represent a large number of rental units in the City of Vancouver, have indicated that no one form could be used for all residential accommodations that are for rent, and if the City wishes to enforce a uniform agreement they would wish to discuss the matter with Council before the agreement is finalized.

Mr. Banfield requested the Committee indicate whether they would desire further negotiations with the two management associations or whether the form which has been recommended by the Grievance Board and the Law Department be maintained as a recommended agreement form but not mandatory.

Cont'd...

Clause #2 Continued

After due consideration it was

RECOMMENDED that the report of the Vancouver Rental Accommodation Grievance Board dated January 20, 1972, be received and sent to all interested parties in order that they may express their opinions, in writing, to the Grievance Board.

The meeting adjourned at 12:00 noon.

FOR COUNCIL ACTION SEE PAGE(S) 99

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON FINANCEFEBRUARY 10, 1972

A meeting of the Standing Committee of Council on Finance was held in the No. 1 Committee Room, third floor, City Hall on Thursday, February 10, 1972, at 9:30 a.m.

PRESENT: Alderman Phillips (Vice Chairman)  
Aldermen Bird, Broome, Calder, Linnell  
Hardwick, Rankin, Sweeney, Wilson

ABSENT: His Worship the Mayor  
Alderman Adams (Leave of Absence)

CLERK: R. Henry

Adoption of Minutes

Resolved that the Minutes of the meeting dated January 25, 1972 be adopted.

PART I

The following recommendations of the Committee are submitted to Council:

RECOMMENDATIONS:1. Taxation Structure

Last year the Central Council of Ratepayers submitted the following resolution of that body which was referred by City Council to this Committee for consideration. A number of labour organizations had endorsed the resolution.

"We urgently request that a committee be struck immediately, for the purpose of a study into the property tax structure within the City with the following objectives.

- (a) To hear and assess presentations of interested groups dealing with this question.
- (b) To formulate a plan for the revision of the tax structure with emphasis on tax relief for low and fixed income groups.
- (c) The committee prepare a brief to be presented to the Private Bills Committee of the Provincial Legislature at opening session of 1972, concerning any Charter Amendments required to implement such revision of the tax structure."

Mr. J. T. Cork appeared before the Committee this day representing the Vancouver Central Council of Ratepayers and a Mr. Kennedy, representing the Vancouver District Labour Council.

Mr. Cork expressed the concern of his Organization on the continuing rise of taxes particularly for senior citizens and those on a low or fixed income. Mr. Cork made a comparison with the City of Halifax on the methods used by that City in attempts to minimize the tax rate. Reference was made to the spread between taxes paid on business premises as compared to private residences.

Mrs. McKenzie also spoke on behalf of the Central Council of Ratepayers and was of the opinion that there were some inequalities in certain assessments.

Cont'd...

Following explanation by some of the officials present, the following resolution was submitted for the approval of Council:

"WHEREAS the proposed budget of the Provincial Government indicated that there would be no increase in the per capita grant to municipalities for the second year in a row

AND WHEREAS the Provincial Government has suggested a wage guideline of 6½% which will indicate the minimum increase in municipal salary increases

AND WHEREAS the revenues and expenditures of the Provincial Government are expected to increase by about 15% in the coming year

THEREFORE BE IT RECOMMENDED THAT the Vancouver City Council express regrets on the Provincial Government's failure to increase the per capita grant in line with Provincial revenues (i.e. 15% or \$4 - \$5 on the present base of \$30) and urge the Union of B.C. Municipalities to ask its members to make strong representations to their local M.L.A.'s and to the Government

FURTHER THAT the City Council send a delegation to the Premier for the purpose of obtaining an increase in the per capita grant to take care of normal increases which will be incurred by the City

AND FURTHER that the other municipalities of British Columbia be urged to join with the City representatives in this delegation to the Premier."

## 2. School Budget - Increased Costs

The Committee noted that the basic education programme of School District No. 39 is over-estimated in the amount of \$961,316 for the year 1972.

It was suggested that the necessary petition for property owners objecting to this estimated over-expenditure be made available in the City Clerk's office.

RECOMMENDED that arrangements be made for a petition to be available in the City Clerk's office whereby property owners may protest the increase in School District No. 39's budget above the amount set up by the Provincial Government with the object of submitting the question of additional funds to the ratepayers for approval.

(It was advised that a hundred signatures are required before the first day of March.)

## PART II

### INFORMATION

## 3. Land Banks

City Council on January 25, 1972, referred the following motion to the Committee for its consideration:

"THAT WHEREAS the City plans to realize an average of about \$2 million per year from the sale of City-owned land in the current Five Year Plan and the current Council policy is to apply the proceeds of land sales to the City's capital program for the purchase of such assets as bridges, roads and public buildings;

AND WHEREAS most capital assets deteriorate with age while land generally appreciates in value;

Cont'd...

Clause #3 Continued

AND WHEREAS most of the City-owned land which is available for sale came into City ownership as a result of tax sales in the 1930's;

AND WHEREAS as the City grows it becomes increasingly important that the City acquire and retain ownership of land in strategic locations or in areas of future development;

AND WHEREAS Council could adopt a policy of reinvesting the proceeds of land sales in the acquisition of additional land which would in effect create a City land bank and that the operation of such a land bank could assist in the orderly development of the City and could be a profitable long term investment for the City;

AND WHEREAS the Federal government may offer financial assistance to municipalities for the creation of land banks;

THEREFORE BE IT RESOLVED THAT the Finance Committee of City Council meet to examine the present Council policy and consider possible alternative policies such as the creation of a land bank."

At the request of the Vice Chairman, a number of organizations were invited to appear and comment on the proposal with a view to making a detailed submission at a later date. The following were present this day:

Citizens' Council on Civic Development  
Community Planning Association of Canada  
Save Our Parkland Association  
Town Planning Commission  
The Vancouver and District Labour Council  
Downtown Business Association  
Real Estate Board of Greater Vancouver  
Vancouver Board of Trade  
Planning Student's Association

The Director of Finance, Supervisor of Property & Insurance and the Director of Planning & Civic Development addressed the meeting explaining the City's present policies with respect to land sales, and details regarding the City's capital programme. The Committee also noted a memorandum from the Director of Finance with respect to the policy regarding proceeds from the disposal of City lands.

The Organizations indicated through their representatives that they were prepared to hear the views of officials and others, following which, each would be considering the subject further.

The Board of Trade specifically referred to a submission it had made in 1970 which evolved as a result of a study of the Downtown Plan.

Commissioner Sutton Brown reported orally on the history of land sales and the studies and consideration given by the Administration over past years. The Commissioner advised the Committee that a study is being prepared which will give an indication of the City's overall financial position.

RESOLVED that the subject matter be tabled pending receipt of a report from the Board of Administration on the financial study referred to, and that this report subsequently be made available to the Organizations present this day with a view to each Organization submitting a detailed brief on the subject of land banks.

FURTHER THAT a sub-committee comprising the Chairman of the Finance Committee, Vice Chairman, the Board of Administration and the Director of Finance be appointed with respect to the final preparation and submission of this financial study.

The meeting adjourned at approximately 12:00 noon.

MINUTES

January 31, 1972

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room third floor, City Hall on Monday, January 31, 1972, at approximately 3:00 p.m.

PRESENT: Alderman Linnell  
Alderman Rankin  
Commissioner Ryan  
Mr. R. Boyes, Traffic & Transportation Dept.  
Supt. D.W. McRae, City Police Department  
Mr. D. Archambault, City Prosecutor's Office

ALSO PRESENT: Mr. E.R. Thompson, Vancouver Safety Council  
Mr. J. Attridge, Vancouver Safety Council  
Mr. E.J. Irwin, Vancouver School Board

CLERK: D. Scott

Appointment of Chairman

The Clerk advised that the Vancouver City Council on January 11, 1972, appointed Alderman Linnell and Alderman Rankin as the Council members on the Commission. Nominations were called for the appointment of Chairman.

Alderman Linnell was elected Chairman of the Official Traffic Commission for the year 1972.

Adoption of Minutes

The Minutes of the meeting of November 1, 1971, were adopted.

1. Replacement of Traffic Control Signal  
Clark Drive and Kingsway

On May 26, 1971, the Superintendent of Traffic was requested to report again to the Official Traffic Commission on the traffic accident picture at the intersection of Clark Drive and Kingsway. In May, a delegation of Kingcrest Merchants were present and objected to the change in the traffic control signal from a standard signal control to a pedestrian actuated control. Supt. McRae presented for the information of the Commission statistics respecting the accident picture and it was noted that the same amount of accidents had occurred prior to the change in the signal as since the new signal had been installed. It was

RECOMMENDED that the report submitted by Supt. McRae dated January 31, 1972, be received.

2. Marine Drive and Elliott Street  
Additional Control

Under date of November 16, 1971, Mr. and Mrs. Don J. DeVoretz advised in a communication to Alderman Rankin, the hazardous conditions faced by children crossing Marine Drive at Elliott Street. They also expressed concern for adult pedestrians and motorists at this location.

In a report dated January 14, 1972, the City Engineer advised that conditions at this location have been examined by members of the Engineering Department and the Police Traffic Division and show the following:

cont'd . . .

Clause 2 continued

- (a) The roadway on Marine Drive curves on a radius of approximately 750 feet, which is adequate for safe driving speeds in excess of 40 m.p.h.
- (b) Because of the slope of the land the eastbound and westbound roadways are at different grades within the curve and visibility for eastbound vehicles is partially obstructed beyond 350 feet on the approach to the intersection. (The stopping distance required on dry pavement at 40 m.p.h. is approximately 235 feet).
- (c) Traffic volumes on this section of Marine Drive are heavy during rush hours and are comparable to many other arterial streets in the City.
- (d) Elliott Street is a designated major arterial carrying light traffic volumes and at the present time is stopped at the north and south approaches to Marine Drive and dead-ends at Kent Street one block to the south.
- (e) Although observations carried out during school crossing periods on a typical school day did not reveal any school children or adult pedestrians crossing Marine Drive at this point, records show that approximately eight school age children live south of Marine Drive and must cross this roadway to attend school. The Police School Patrol Squad feels there is no need for additional control at this intersection to assist these children.
- (f) Over the past five years twenty-one accidents have been reported at this location, eleven of which were "off-road" types, and none involved pedestrians. This accident experience is considered light and is much lighter than similar intersections on this section of Marine Drive.

In summary, the City Engineer advised pedestrian activity is light, there are no recorded pedestrian accidents and the sight distances are adequate. Traffic volumes on the cross street are light and the accident record suggests little conflict related to cross traffic.

The City Engineer recommended that no additional controls be installed at the intersection of Marine Drive and Elliott Street at this time, but that the matter of speed enforcement be referred to the Police Department for attention.

Mr. Boyes reviewed the foregoing report of the City Engineer and advised it is anticipated that traffic will increase at this intersection in the next few years and therefore the intersection will be kept under surveillance and when warranted a signal will be placed there, however, he did not feel it would be appropriate at this time.

RECOMMENDED that the recommendation of the City Engineer contained in his report dated January 14, 1972, be adopted and that this intersection be kept under surveillance.

### 3. Parking in Commercial Lanes

Communications from Baldwin Piano and Organ Studios and Xafax Ltd., to Alderman Rankin under date of October 1st and September 27th, 1971, respectively were noted. The writers objected to illegally parked cars in the commercial lane behind their premises in the 3100 block Granville Street and requested that "No Parking" signs be placed in this lane.

The City Engineer in a report dated January 19, 1972, advised that the Street and Traffic By-law states (Section (24), Subsection (2)) that:

cont'd . . .

Clause 3 continued

"No person shall stop a vehicle on either side of any lane which abuts commercially zoned and developed property."

(Section (24), Subsection (3)) exempts defined commercial vehicles from the foregoing, permitting commercial vehicles to stop for a period not exceeding 30 minutes during the actual loading or unloading of materials.

Observations indicate that cars do on occasion park on the west side of this particular lane making the manoeuvring of larger trucks into the commercial loading facilities on the east side of the lane difficult and at times impossible. Since this parking is clearly an infraction of the above section of the by-law, enforcement is the appropriate action.

The City Engineer stated that the problem of vehicles illegally parked in commercial and downtown lanes has resulted in numerous requests for "No Parking" signs over the years. The department is generally opposed to such signing for the following reasons:

- (a) Since the by-law prohibits stopping, except for commercial vehicles, and since even they can only stop whilst actually loading, and for a period not exceeding 30 minutes, a lengthy and somewhat confusing message would be required on the sign.
- (b) If such signs were installed in some lanes, the implication would be that in other lanes not similarly signed the by-law provisions do not apply.
- (c) Signing of these regulations is not a complete solution. Even with appropriate detailed signs, police enforcement is still necessary.

The City Engineer is of the opinion that the most appropriate way to deal with these violations is by Police enforcement and recommended that "No Parking" signs not be installed in the lane west of Granville Street between 15th and 16th Avenues.

Mr. Boyes reviewed the report for the information of the Commission and it was suggested that the Vancouver Safety Council include in their bulletins information respecting parking in lanes.

The Committee discussed ways and means of informing the public of traffic and parking violations and Mr. Archambault advised that he had a flyer on the subject matter which he would forward and if the Official Traffic Commission felt it was appropriate, arrangements might be made for the Vancouver Safety Council to distribute this information.

After due consideration it was

RECOMMENDED that the report of the City Engineer dated January 19, 1972, dealing with parking in commercial lanes be adopted.

4. Posting of Speeds and Parking in  
Lanes in Apartment and Commercial  
Areas

Mr. Boyes advised in an oral report that this item was similar to the one previously discussed i.e. parking in commercial lanes. He was of the opinion that education is the best way to handle this problem and it was

RECOMMENDED that the oral report of the Assistant City Engineer, Traffic and Transportation be received.



5. Underpass to Facilitate Westbound  
Buses from Georgia Street to  
Chilco Street

At a meeting of the Official Traffic Commission on September 22, 1971, it was recommended

"THAT the City Engineer be requested to investigate underpass possibilities from the additional lane to be constructed on the north side of Georgia Street for the Four Seasons Development under Georgia Street (or via the Stanley Park Underpass), to facilitate turns of buses to Chilco Street, and that this be included in the charges for the changed traffic arrangement necessitated by the Four Seasons development."

The City Engineer under date of January 20, 1972, submitted the following report for the information of the Commission:

"The present traffic volumes on Georgia Street are high throughout the day but are adequately handled under existing arrangements, with the exception of the evening peak hours. During the evening rush period when the bridge roadway becomes saturated, vehicles accumulate on all streets leading to this facility. In this period extensive delays in travelling to the North Shore are experienced due to the capacity limitations of the causeway and bridge.

Since there are only eight westbound buses on the Stanley Park service during this peak hour, the left turn into the bus loop at Chilco only occurs an average of once every seven minutes.

The intersection of Georgia and Chilco is under Police control during the evening peak period, and when buses approach Chilco Street, the officers stop the eastbound traffic to facilitate the left turn to the bus loop on Chilco Street. Since the Stanley Park buses travel in the relatively lightly used curb lane along Georgia Street to their last stop far side Denman Street, the only delay they experience is in moving into the left-hand lane prior to making the left turn at Chilco Street. However, this delay is not extensive, and, as mentioned above, the Police assist the buses as they approach Chilco and make their left turn.

The Police use the breaks in the eastbound flow created for the turning buses to let Chilco Street traffic into Georgia Street, so that the traffic flow to the bridge is maintained. It is therefore the capacity limitation of the bridge roadway, rather than the turning buses, that results in the delay and accumulation to traffic along Georgia Street.

There are a number of difficulties with providing a grade-separated facility for the turning buses. The headroom of the existing underpass under the causeway will not accommodate trolley buses and alterations required to provide sufficient headroom are estimated to cost over \$100,000. There would also be an increase in transit travel distance.

Any alternative scheme for a new underpass in the vicinity of Chilco Street would cost up to \$1,000,000, and would require extensive ramps which could present serious construction problems in view of the proximity to a recently constructed sewage pumping station. The ramps would also interfere with the proposed Gilford Street access to the Four Seasons Development, and result in the loss of some park space.

The agreement between the City and the Four Seasons Developers includes the dedication of an additional lane on the north side of Georgia from Denman to a half block west of Gilford and traffic control at Georgia and Gilford related to vehicle access to their site. Since underpasses to facilitate buses turning into Chilco Street are not related to the ingress and egress of vehicular and pedestrian traffic to and from the site of the Four Seasons Development, such improvements are not within the provisions of the present agreement."

cont'd . . .

Clause 5 continued

In discussing the matter, Mr. Boyes and Supt. McRae advised there is a traffic policeman at Georgia and Chilco during the rush hours including Sunday and they are of the opinion that this was the most expeditious way to handle the traffic volumes.

RECOMMENDED that the report of the City Engineer dated January 20, 1972, quoted above be received.

6. Parking Exemption Decals

The City Engineer submitted a report dated January 14, 1972, wherein the Special Committee re Parking Exemption Decals recommend that the following applications for handicapped persons for parking exemption permits be approved.

Mr. Cary E. Funk  
428 Louis Riel House  
Simon Fraser University  
Burnaby, B. C.

Mr. J.R. Vandermeulen  
3383 West 26th Avenue  
Vancouver 8, B. C.

Mrs. Margaret Symon  
1883 West 5th Avenue  
Vancouver 9, B. C.

RECOMMENDED that the recommendation contained in the City Engineer's report dated January 14, 1972, re parking exemption decals be adopted.

7. Parking Adjacent to Schools

At a meeting of the Official Traffic Commission on November 1, 1971, it it was recommended:

"THAT the School Board and the City Engineering Department be requested to provide 50% of the capital cost of \$4,000 in their 1972 Budget for the posting of signs at the elementary and secondary schools, on the understanding the Engineering Department will pay the maintenance costs estimated to be \$400 a year."

Submitted for the information of the Commission was a communication from Mr. J.E. Robertson, Head of Business Administration, Board of School Trustees dated January 7, 1972, wherein it was advised that the School Board's Planning and Building Committee, and subsequently the School Board, agreed to the arrangement set out in the recommendation.

RECOMMENDED that the communication from Mr. J.E. Robertson under date of January 7, 1972, be received.

8. Grant: Annual School Safety Patrol Banquet

As is customary, the Supt. of Traffic submitted a communication dated January 31, 1972, requesting a grant of \$3,000 to be used for the purchase of prizes, badges and efficiency awards for the school patrol members at the Annual School Patrol Banquet.

The Commission noted that the requested grant was for \$500 more than that given in the past few years, and suggested the Superintendent give a breakdown of the increased costs.

RECOMMENDED that this matter be deferred to the next meeting of the Official Traffic Commission in order that Supt. McRae may give a breakdown of the amount requested.

The meeting adjourned at approximately 3:30 p.m.